



# City of Seattle

Gregory J. Nickels, Mayor

## Department of Design, Construction and Land Use

Diane M. Sugimura, Director

### NOTICE OF DETERMINATION OF SIGNIFICANCE, SCOPING OF ENVIRONMENTAL IMPACT STATEMENT AND PUBLIC MEETING

**Application Number:** 2302435  
**Applicant Name:** Jim Hanford for Seattle Country Day School  
**Address of Proposal:** 2619 4<sup>th</sup> Av N

#### SUMMARY OF PROPOSED ACTION

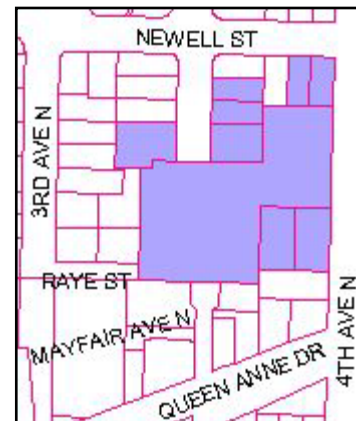
Master Use Permit for future construction of one 20,000 square foot addition and one 35,000 square foot addition (both 2 to 3 stories) to an existing private school (Seattle Country Day School or SCDS) for a total of 87,000 square feet. Project includes parking for 60 vehicles at and below grade. Project also includes future demolition of 5 single family residence, one detached garage, and 12,000 square feet of the existing institutional structure.

**SEPA DETERMINATION:** ☐ Exempt ☐ DNS ☐ MDNS ☒ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition  
or involving another agency with jurisdiction

#### **BACKGROUND DATA**

##### Site and Vicinity Description

The 105,393 square foot (2.4 acres) site is zoned Single-family 5000 (SF5000) and Multi-family Residential Lowrise 1 (L-1) with a base height limit of thirty (30) feet and maximum height of twenty-five (25) feet, respectively<sup>1</sup>. The project's predominate street frontage is 4<sup>th</sup> Av N—with approximately 422 linear feet measured from the southwestern margin of Newell St and 4<sup>th</sup> Av N. The site is located in the Queen Anne neighborhood. The site is currently occupied by three institutional structures and five single-family residences.

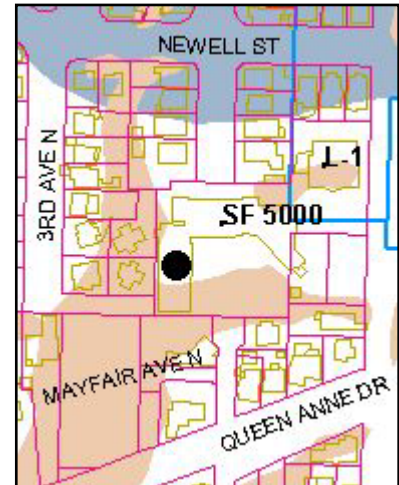


The eastern opposing block fronts to the development site are zoned Multi-family Residential Lowrise 1 (L-1) and Lowrise 2 (L-2). The northern opposing block front is zoned L-1. The western block front and western abutting properties are zoned Single Family 5000 (SF5000). Height limits for these zones are noted above. The area is characterized by one-story, two-story and three-story residential structures.

<sup>1</sup> Refer to SMC 23.44.012 and 23.44.022K.5; and 23.45.009 and 23.45.092, respectively.

### Proposal Description

SCDS is proposing to redevelop the existing campus in two phases. Phase I would include constructing 20,000 square feet of new building space, renovating most of the existing buildings, providing new outdoor play areas; replacing 29 on-site parking spaces with 54 parking spaces and construction of a new private drive that would connect 4<sup>th</sup> Ave and Nob Hill Ave with a turn around at the south end of Nob Hill Ave. This new drive would increase the on-site queuing area on the school property for student drop off and pick up from about 7 vehicles to about 27 vehicles. Phase I is currently planned to be completed and operational by September 2006.



Phase II would include constructing an additional 14,000 or 24,000 square feet of new academic/administrative building space plus 10,000 square feet of parking garage space, allowing for an increase of six on-site parking spaces (for a total of 60). The construction schedule for Phase II is not set, but could be in place by 2010.

Project also includes future demolition of 12,000 square feet of the existing institutional structure, one detached garage, and 5 single-family residences—demolition of the residential structures will require tenant relocation approval.

The project will be subject to ECA review under SMC 25.09, due to the location of known and potential slide areas, on the northern, central and southern portions of the site. A geotechnical engineering report was submitted by AMEC Earth & Environmental, Inc and is included within the Master Use Permit file.

Additionally, the proposal is subject to an Administrative Condition Use under SMC 23.44.022 and is seeking Variance(s) from the Land Use Code pursuant to SMC 23.40.022.

### Public Comment

Members of the public, affected tribes and agencies are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Written comments may be submitted through November 28, and should be mailed to: Department of Design, Construction and Land Use, Attn: Colin R. Vasquez, Land Use Planner, 700 Fifth Avenue, Suite 2000, Seattle, Washington 98104.

### ANALYSIS – SEPA

The Department has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (**EIS**) **is required** under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist and technical studies—indicating likely environmental impacts and plans can be reviewed at the Public Resource Center, 700 Fifth Avenue, Suite 2000 Key Tower.

*The Department has identified the following areas for discussion in the EIS: **Earth, Land Use, Housing, Aesthetics (Height, Bulk and Scale), and Traffic and Transportation.***

Traffic and Transportation impact analysis will be a primary element of such an EIS. The analysis is expected to examine background traffic volumes, trip generation, trip distribution, trip assignment associated with the proposal, and study impacted intersections in the surrounding area. The final scope of the EIS and the traffic analysis will not be determined until completion of the scoping period that begins with the publication of this determination.

Other Elements of the Environment

As the project is subject to SEPA review, the Department has determined this proposal is not likely to have significant adverse impacts on noise, light and glare, and other environmental elements, but may have adverse impacts, which need to be disclosed, analyzed and potentially mitigated. Construction impacts and other elements may be included as a result of comments received during the scoping period.

Alternatives

The EIS shall discuss reasonable alternatives including, but not limited to, the proposed project, design alternatives and no action. Reasonable alternatives shall include actions that could be feasibly attained or approximate the proposal's objective, but at a lower environmental cost. The design alternatives could consist of proposals with less overall lot coverage, no demolition of housing, improvements to pedestrian and vehicular traffic operations—e.g. change in access; changes in the location, number of curb cuts and driveways; and/or street widening—in proportion to the impacts of the project. The no action alternative would examine impacts as if there was no project.

**DECISION – SEPA**

The responsible official on behalf of the lead agency made this decision after review after review of SEPA checklist, environmental information available to department and the applicant's Master Use Permit application. This constitutes the Threshold Determination and form.

The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[ ] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[X] **Determination of Significance.** This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

Signature: (signature on file) Date: September 25, 2003  
Colin R. Vasquez, Land Use Planner  
Department of Design, Construction and Land Use